

May 2020 Statistics – Sacramento Housing Market – Single Family Homes

Year-to-year sales volume down 36.7%

May closed with 1,032 sales, up 1.9% from the 1,013 sales in April. Compared to one year ago (1,630), the current figure is a 36.7% drop. Of the 1,032 sales this month, 83 (8%) used cash financing, 640 (62%) used conventional, 211 (20.4%) used FHA, 76 (7.4%) used VA and 22 (2.1%) used Other† types of financing.

Market Snapshot - May 2020					
	May-20	Apr-20	Change	May-19	Change (from '19)
Sales	1,032	1,013	1.9%	1,630	-36.7%
Median Sales Price	\$395,000	\$400,000	-1.3%	\$384,250	2.8%
Active Inventory	1,775	1,823	-2.6%	2,314	-23.3%
Median DOM	9	7	28.6%	10	-10.0%
Avg. Price/SqFt	\$261	\$263	-0.8%	\$249	4.8%

The median sales price decreased 1.3% for the month from \$400,000 to \$395,000. This figure is up 2.8% from May 2019 (\$384,250).

The Active Listing Inventory decreased 2.6% from April to May, from 1,823 units to 1,775 units.

Compared with May 2019 (2,314), inventory is down 23.3%. The Months of Inventory decreased from 1.8 Months to 1.7 Months. This figure represents the amount of time (in months) it would take for the current rate of sales to deplete the total active listing inventory. The chart to the left reflects the Months of Inventory in each price range.

Let's Talk About Inventory			
Price Range	For Sale	Sold	Months of Inventory
\$0 - \$199,999	12	15	0.8
\$200,000 - \$249,999	45	25	1.8
\$250,000 - \$299,999	124	94	1.3
\$300,000 - \$349,999	206	174	1.2
\$350,000 - \$399,999	235	228	1.0
\$400,000 - \$449,999	218	154	1.4
\$450,000 - \$499,999	210	113	1.9
\$500,000 - \$749,000	466	191	2.4
\$750,000 - \$999,999	134	27	5.0
\$1,000,000 and over	125	11	11.4

Total: 1,775 For Sale, 1,032 Sold, Total: 1.7 Months of Inventory

The Median DOM (days on market) increased from 7 to 9 and the Average DOM decreased from 16 to 19. “Days on market” represents the days between the initial listing of the home as “active” and the day it goes “pending.” Of the 1,032 sales this month, 83.1% (858) were on the market for 30 days or less and 94.2% (973) were on the market for 60 days or less.

The Average Price/SqFt of all homes sold decreased from \$263 to \$261 from April to May. See all statistical

reports compiled by the Sacramento Association of REALTORS® [here](#).